097.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,201,100 / 1,201,100
					USE VALUE:	1,201,100 / 1,201,100
					ASSESSED:	1,201,100 / 1,201,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFMAN RYAN/CATHERINE
Owner 2:	
Owner 3:	
Street 1:	16 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JAMMAL ELIE & LU ANN R -
Owner 2:	-
Street 1:	16 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .328 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 2799 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14280.000	636,900		564,200	1,201,100
Total Card	0.328	636,900		564,200	1,201,100
Total Parcel	0.328	636,900		564,200	1,201,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.12 /Parcel: 429.12

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 63512

GIS Ref

GIS Ref

Insp Date 09/26/18

!7927!

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	636,900	0	14,280.	564,200	1,201,100		Year end	12/23/2021
2021	101	FV	618,600	0	14,280.	564,200	1,182,800		Year End Roll	12/10/2020
2020	101	FV	618,600	0	14,280.	564,200	1,182,800	1,182,800	Year End Roll	12/18/2019
2019	101	FV	463,800	0	14,280.	564,200	1,028,000	1,028,000	Year End Roll	1/3/2019
2018	101	FV	464,300	0	14,280.	483,600	947,900	947,900	Year End Roll	12/20/2017
2017	101	FV	464,300	0	14,280.	451,300	915,600	915,600	Year End Roll	1/3/2017
2016	101	FV	464,300	0	14,280.	386,900	851,200	851,200	Year End	1/4/2016
2015	101	FV	439,400	0	14,280.	346,600	786,000	786,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:25:32

LAST REV

Date	Time
10/05/18	11:29:16
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 7927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAMMAL ELIE & L	49982-386		8/22/2007		708,000	No	No		
	17688-314		12/1/1986		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	63512
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2016	1324	Redo Bat	37,000	O				demo and redo all
5/30/2013	775	Redo Kit	24,890					
9/16/2010	2018	New Wind	8,955					REPL 21 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Meas/Inspect	BS	Barbara S
8/13/2013	Measured	JBS	JOHN S
6/10/2013	Info Fm Prmt	EMK	Ellen K
2/25/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
11/15/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14280		Sq. Ft.	Site		0	70.	0.56	4			Topo	-5					564,188						564,200	

Total AC/HA:	0.32782	Total SF/SM:	14280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 564,188	Spl Credit	Total: 564,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.02013528
Const Adj.:	0.99495000
Adj $ / SQ:	137.023
Other Features:	117382
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	782487
Depreciation:	145543
Depreciated Total:	636944

COMMENTS

643-3734.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

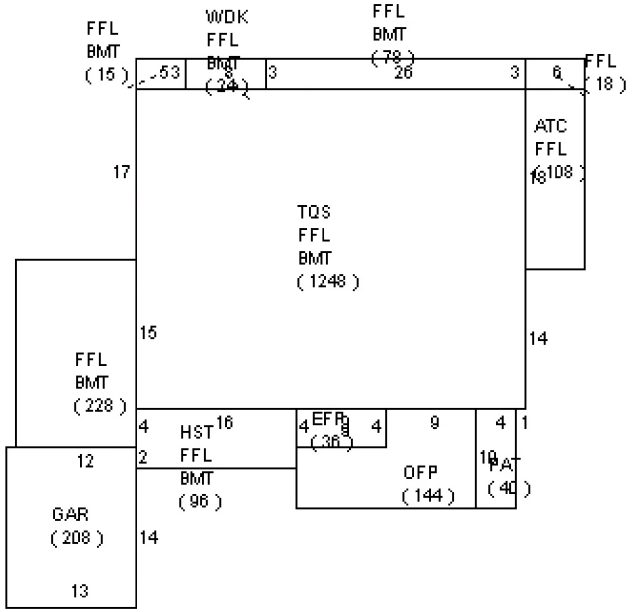
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.24
Special Features:	0	Val/Su Net:	127.94
Final Total:	636900	Val/Su SzAd	224.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,815	137.020	248,696
BMT	Basement	1,689	41.110	69,429
TQS	3/4 Story	936	137.020	128,253
GAR	Garage	208	26.880	5,592
OFP	Open Porch	144	27.820	4,006
HST	Half Story	48	137.020	6,577
PAT	Patio	40	5.970	239
ATC	Attic	38	137.020	5,179
	Net Sketched Area:	4,978	Total:	470,953
Size Ad	2836.8	Gross Area	5408	FinArea 2799

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	